

# **DISTRICT II ADVISORY BOARD AGENDA**

**December 14, 2015  
6:30 p.m.**

**Fire Station #20  
2255 S. Greenwich  
Wichita, KS 67207**

## **ORDER OF BUSINESS**

### **Call to Order**

**Approval of Minutes** for November 9, 2015

**Approval of Agenda** for December 14, 2015

### **Public Agenda**

*The public agenda allows members of the public to present issues not on the agenda to the Board.  
Each presentation is limited to five minutes unless extended by the Board.*

#### **1. Scheduled items**

**No Scheduled Items**

#### **2. Off Agenda items**

**Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.**

**Recommended Action:** Receive and file.

### **Staff Reports**

#### **3. Community Police Report**

**Community Police Officers** for beat areas in District II will report on specific concerns.

**Recommended Action:** Receive and file

#### **4. Fire Department Report**

**Fire Department Staff** for fire stations in District II will report on specific concerns.

**Recommended Action:** Receive and file

#### **5. Park and Recreation Department**

**Park and Recreation Staff** for parks in District II areas will report on specific concerns.

**Recommended Action:** Receive and file

#### **6. Public Works Engineering Report**

**Public Works Engineering** will give an update on District II projects.

**Recommended Action:** Receive and file

### **New Business**

7. **CUP2015-00042 - City CUP, Jess McNeely, Metropolitan Area Planning Department**, will present the request. Amendment to Community Unit Plan (CUP) DP 144 Parcel 1 to uses, parking, building restrictions and signs. The undeveloped application area is Parcel 1 of DP-144, The Fairfield Commercial Community Unit Plan (CUP), a 26.4-acre site at the southwest corner of East 13th Street North and North Rock Road. The applicants wish re-locate the Wichita Center for the Arts to this location with the following uses permitted by the CUP: Community Assembly, Parks and Recreation, Single-family Residential, Entertainment Establishment, Event Center, Nightclub, Retail Sales, Automated Teller Machine, Offices, Restaurants (excluding drive-up or drive-in service), and Personal Services. The CUP would prohibit supermarkets and service stations on this parcel. The applicants wish to provide rental space for receptions where entertainment and dancing would be permitted and alcohol would be served, hence the Nightclub use request. The applicants wish to provide space for an artist's residence, hence the Single-family Residential request. Other amendments to the CUP include: reducing the required parking on the site by 25% with a provision for shared parking with the church west of the site; provision for LED signs; elimination of a commercial building architectural consistency requirement; increase in permitted building height from 35 to 50 feet; and an increase in the total number of permitted buildings from three to four.

**Recommended Action:** Based upon the information available prior to the public hearings, planning staff recommends that the request for an amendment to DP 144 Parcel 1 to uses, parking, building restrictions and signs be **APPROVED** subject to the following conditions:

- (1) Parcel 1 uses shall be amended to state that the Nightclub use shall be for rented and special occasions only, and shall not be regularly open to the general public.
- (2) General Provision #1 shall be amended to state: "Access openings per access management guidelines as approved by the Traffic Engineer."
- (3) A general provision shall be added stating: "A pedestrian circulation plan shall be approved by Planning Staff and the Traffic Engineer demonstrating accessible pedestrian access to all buildings from the arterial street sidewalks."
- (4) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
- (5) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void.

### **Board Agenda**

#### 8. **Updates, Issues, and Reports**

Report on activities, events, or concerns in the neighborhoods and/or District II.

- **Council Member Meitzner**
- **DAB Members**

**Recommended Action:** Provide comments/ take appropriate action

### **General Comments/ Announcements:**

**Next Meeting:** The next meeting for District Advisory Board II will be at 6:30 p.m. on Monday, January 11, 2016, at **Wichita Downtown Development Corp. offices at 507 E. Douglas, Wichita, KS 67202.**

**Adjournment**